

CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES

APPROVED

October 24, 2016
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room, 7:00 P.M.

PRESENT: Commissioners DeGroff, Honicky, Ianni, Jackson, Lane, Scott-Craig, Tenaglia, Van Coevering
ABSENT: Commissioner Opsommer
STAFF: Senior Planner Menser, Parks and Land Management Coordinator Greenway

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:12 P.M.

2. Approval of agenda

Commissioner Honicky moved to approve the agenda. Seconded by Commissioner Jackson.

VOICE VOTE: Motion carried 8-0.

3. Approval of Minutes

Commissioner Tenaglia moved to approve the Work Session Minutes and Regular Meeting Minutes of October 10, 2016. Seconded by Commissioner DeGroff.

VOICE VOTE: Motion carried 8-0.

4. Public Remarks

Chair Scott-Craig opened and closed the floor for public remarks.

5. Communications

A. The White House, Washington, DC; RE: Housing Development Toolkit

Planning Commission and staff discussion:

- Information provided is a policy statement paper produced by the current administration
- Commissioner belief the Planning Commission should include these four actions contained in the document into Meridian Township's Master Plan as they are relevant to our community:
 - *Enact high-density and multi-family zoning*
 - *Allow accessory dwelling units*
 - *Establish density bonuses*
 - *Employ inclusionary zoning*
- Planning Commissioner preference for co-mingling of the wage-earner dwelling with a good amount of upscale/middle class dwellings
- Footnote contained in the toolkit states that children do better when they are in a mixed economic setting rather than all concentrated in one setting (e.g., low-income housing project)
- Recent information shows individuals, even if they are below the poverty level, survive longer when they reside in high-income locations rather than in a low income setting

- Commissioner preference for the dwelling configuration to be at a ratio of one wage-earner dwelling for every (10) units
- Commissioner belief Action #2: *Tax vacant land or donate it to non-profit developers* could be of interest as many residents are concerned about vacant and blighted properties within the Township
- Township is not facing the blight other communities are currently experiencing
- Areas of concern are Carriage Hills, Haslett Village Square and downtown Okemos
- Language in the inclusionary zoning section states inclusionary zoning policies perform best when both producing and preserving affordable housing

6. Public hearings

- A. Commission Review #16053 (Township Board), a Section 61 review of character location and extent for a 2.251 acre Land Preservation purchase located east of Carlton Street and northwest of Lake Drive

Chair Scott-Craig opened the public hearing at 7:25 P.M.

- Introduction by the Chair (announcement of procedures, time limits and protocols for public participation and applicants)
- Summary of subject matter
Senior Planner Menser summarized the commission review as outlined in staff memorandum dated October 20, 2016.
- Planning Commission discussion:
Commissioner Jackson asked if the property was a donation.

Parks and Land Management Coordinator Greenway replied that while it was a donation, the Township must go through the environmental assessment process.

Chair Scott-Craig stated it is not possible for the subject property to be developed. He believed it will be a good acquisition for the wildlife corridor and our greenspace plan.

Chair Scott-Craig closed the public hearing at 7:33 P.M.

- B. Commission Review #16063 (Township Board), a Section 61 review of character, location and extent for a 13.25 acre land preservation purchase of property located east of Hagadorn Road and south of Mount Hope Road

Chair Scott-Craig opened the public hearing at 7:33 P.M.

- Summary of subject matter
Senior Planner Menser summarized the commission review as outlined in staff memorandum dated October 20, 2016.

Parks and Land Management Coordinator Greenway stated this application scored very high with the criteria used by the Land Preservation Advisory Board (LPAB) as it is a beautiful piece of property contiguous with the Southwest Meridian Uplands (Sturk) property, east of Hagadorn behind Bennett Woods Elementary School. She clarified the LPAB is the recommending body to the Township Board for acquisition.

- Planning Commission discussion:
Chair Scott-Craig noted that a portion of this property is a drain and asked if both that section and the floodplains are protected.

Parks and Land Management Coordinator Greenway replied in the affirmative.

Chair Scott-Craig indicated a portion of this property is not protected and is of interest to the LPAB.

Parks and Land Management Coordinator Greenway replied that while a property or portion of a property can already be protected, the LPAB can improve on it in a variety of ways: invasive species management program, stewardship and management of land preserves and parks, etc. She added property acquisition near Lake Lansing provide buffer to the watershed.

Chair Scott-Craig stated he walked the upland portion of the property and has a nice neighborhood next to it. He expressed curiosity what features attract high LPAB scores when it evaluates a property.

Commissioner Jackson noted minutes from the Township Board meeting were included in the Planning Commission packet for both commission reviews, and included discussion of items which contribute to the value of these parcels.

Chair Scott-Craig closed the public hearing at 7:41 P.M.

7. Unfinished Business

- A. Rezoning #16040 (Sumbal), request to rezone approximately nine acres located at 2267 Saginaw Highway, 6217 Newton Road, and 6219 Newton Road from PO (Professional and Office), RD (Multiple Family), and RA (Single Family, Medium Density) to C-2 (Commercial).

Commissioner Ianni moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #16040 to rezone approximately 5 acres from PO (Professional and Office), RD (Multiple Family), and RA (Single Family, Medium Density) to C-2 (Commercial) with the voluntary offer of a condition to construct a berm with trees between the C-2 and RA zoning districts. Seconded by Commissioner DeGroff.

Planning Commission discussion:

- Rezoning is consistent with surrounding uses in a busy area of the Township
- There has been commercial interest in the past for this parcel

ROLL CALL VOTE: YEAS: Commissioners DeGross, Honicky, Ianni, Jackson, Lane,
Tenaglia, Van Coevering, Chair Scott-Craig

NAYS: None

Motion carried 8-0.

- B. Commission Review #16053 (Township Board), a Section 61 review of character location and extent for a 2.251 acre Land Preservation purchase located east of Carlton Street and northwest of Lake Drive

Commissioner DeGross moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN approves the location, character and extent of an approximate 2.251 acre parcel of land located west of Lake Drive and east of Carlton Street in Section 11 of the Township. Seconded by Commissioner Honicky.

Planning Commission discussion:

- Appreciation to the property owner for the donation of land
- Invasive species on the property can be controlled through LPAB ownership

ROLL CALL VOTE: YEAS: Commissioners DeGross, Honicky, Ianni, Jackson, Lane,
Tenaglia, Van Coevering, Chair Scott-Craig

NAYS: None

Motion carried 8-0.

- C. Commission Review #16063 (Township Board) a Section 61 review of character, location and extent for a 13.25 acre land preservation purchase of property located east of Hagadorn Road and south of Mount Hope Road

Commissioner Tenaglia moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN approves the location, character and extent of 2849 Mt. Hope road, consisting of three parcels totaling 13.25 acres located on the south side of Mt. Hope Road, east of Berrytree apartments, west of Eastgate subdivision and north of the CSX railroad in Section 29 of the Township. Seconded by Commissioner Jackson.

Planning Commission discussion:

- Fits with the surrounding LPAB property
- Inquiry if the three (3) parcels all have the same address
- Staff preference to use the three (3) tax parcel numbers

ROLL CALL VOTE: YEAS: Commissioners DeGross, Honicky, Ianni, Jackson, Lane,
Tenaglia, Van Coevering, Chair Scott-Craig

NAYS: None

Motion carried 8-0.

8. Other Business (None)

9. Township Board, Planning Commission officer, committee chair, and staff comment or reports
Commissioner Honicky inquired if pocket parks are allowed and, if so, is there criteria for them.

Senior Planner Menser responded there is a working definition of a pocket park as a small park in a neighborhood. He indicated they are an allowed use.

A. New Applications

1. Zoning Amendment #16050 (Planning Commission), to amend the I (Industrial) ordinance to add instructional centers, outdoor seating, and mobile food vending units as permitted uses

Rezoning #16060 (Summer Park Realty), to rezone 156 acres at 2874 Lake Lansing Road from RR (Rural Residential) to RAA (Single Family, Low Density)

B. Update of Ongoing Projects

i. Site Plans Received

1. Site Plan Review #16-12 (Gligrs), to construct a 5,500 square foot office furniture warehouse at 2076 Towner Road

ii. Site Plans Approved - NONE

10. Public remarks

Chair Scott-Craig opened and closed public remarks.

11. Adjournment

Chair Scott-Craig adjourned the regular meeting at 7:55 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary